

Active	MLS # 201303552	144 Avenida Frijoles	Santa Fe NM 87507	Listing Price: \$348,000
Status Date: 7/8/2013	County: Santa Fe	Unit #		Original Price: \$348,000



Class RESIDENTIAL
Area 25S- NW Quadrant-S
Bedrooms 3
Baths (FTH) 2(2 0 0)
Year Built Display To Be Built
Tax Parcel 910016832
DOM 1

Property Subtype Single Family
Total Sq Ft 1,655
Price/TotSF \$210.27
Horses Allowed No
Lot Size Sq Ft 8146
Lot Size Acres 0.187

Property Description

This stunning to-be-built Cypress floor plan is located in Aldea de Santa Fe. The meticulously well-planned layout combines rich standard finishes w/high-performance energy-efficient features. At 1655 sq. ft., the home offers 3 bdrms, including a master suite w /spacious closet & a full bath. 2 additional bdrms share a full bath. The ingeniously designed kitchen has a large central pantry, plenty of counter space, & an expansive breakfast counter w/ plenty of seating. Amenities include a separate laundry room, two-car garage, radiant heat, blown-in insulation, a whole house fan, and Anderson insulated windows. Optional upgrades include a covered rear portal and a fireplace. This home showcases the award-winning craftsmanship of our other recent communities. Images used represent similar homes that may include optional features.

Directions To Property

Hwy 599, Camino La Tierra Exit West, Left on West Frontage Road, Right on Avenida Frijoles, on right after Vista Precioso. Call Patrice Von Eschen to show property. To be built.

Legal Description

144 Avenida Frijoles, T17N R 9E S20 Lot 372 Aldea De Santa Fe PH 2C1 .187AC

Listing Agent:

Listing Agent 2:

Listing Agent 3:

Agreement Type: Exclusive Right
Commission Sub-Agency: 0% Buyer Agency: 3%

Listing Date: 7/8/2013

Expiration Date: 7/8/2015

Commission Comments:

Listing Office:

Listing Office 2:

Listing Office 3:

Transaction Broker: 3% Variable Rate: Y

Selling Price:

Selling Agent:

Selling Agent 2:

Financing:

Original Price: \$348,000

Selling Remarks:

Selling Date:

Selling Office:

Selling Office 2:

SP%LP:

Contract Date

Auction No

Short Sale No

Off Street Parking Spaces

Interior Steps No

Number of Fireplaces

Approx. Age 0 - 5 Years

Lot Dimensions

Listing Broker Is Transaction Broker

Fractional Ownership No

Owner NMREL No

Map Book Horton 2011

Bank Owned No

Trade No

Right Of First Refusal

Levels Single

Fireplaces No

Guest House No

Apx Heatd SqFt-Tot Liv A 1,501 - 1,750

Lot Size Source Tax Data

Builder Platinum Sky

Subject To FIRPTA No

Lead Based Paint Discl. No

Owner Name

Map 41, 1C



Presented By: Dianne McKenzie - Cell: (505) 603-9300

Featured properties may not be listed by the office/agent presenting this brochure.
 All information herein has not been verified and is not guaranteed.

Zoning		Main House Sq Ft	1,655
Horse Facility	No	Studio Sq Ft	
Horses Allowed	No	Guesthouse Sq Ft	
ADA Compliant	No	Other Heated Space Sq Ft	
Elementary	Gonzales	Transfer Fees \$	
Junior High	Gonzales	Estimated Future Tax	
High School	Capital	Assessments, HOA & Other	\$448.00 per quarter
Taxes \$		Tax Year	

ROOM DIMENSIONS

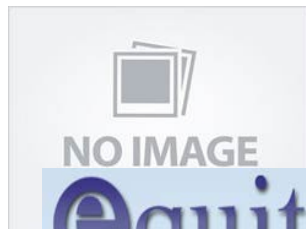
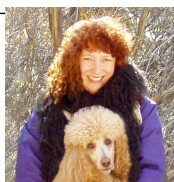
Master Bedroom	12x15'6" Level:	Formal Dining		Utility
2nd Bedroom	12'3"x11 Level:	Living/Dining		Media
3rd Bedroom	10x12'2" Level:	Breakfast Room		Entry
4th Bedroom		Living Room	16x15'6" Level:	Office
Kitchen		Family Room		Studio
Kitchen/Nook		Loft		Garage
Kitchen/Dining		Den		Other Room

Garage Type	Attached, Direct Entry	Water	City
Style	Pueblo	Water Rights	No
Roof	Flat, Membrane	High Speed Available	Cable, DSL, Wireless
Construction	Frame, Stucco	Appliances	Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, Washer
Floor	Carpet, Tile	Community Amenities	Club House, Tennis, Other - See Remarks
Substructure	Slab	Showing Instructions	Call Listing Office
Heating	Gas, Radiant	Documents on File	Binder, Covenants, Deed Restrictions, Tax Levy Certificate, Survey/Plat
Heat Distribution	Hot Water, Radiant	Terms	Cash, Conventional, New Loan
Cooling	None	Authority	Santa Fe County
Gas	Natural	Possession	Upon Funding
Electric	Public	Extras	Cable TV, Cooking - Gas, Insulated Windows, Landscaped, Sprinkler/Drip Sys.
Sewage	City	Association Fees Inc.	Community Area Maint, Insurance, Rec .Facilities, Road Maintenance
Telephone	On-Site		

GREEN FEATURES

Resource Efficiency	Recycled Building Mats	City of SF - Level	Silver
Energy Efficiency	EnergyStar Appliances, HERS Rating	BGNM-ANSI Standard Level	Gold
Water Efficiency	Low Flow Fixtures, Permeable Surfaces	HERS Rating Level	
Green Certification	City of Santa Fe, BGNM-ANSI Standard, ENERGY STAR, Ratings - See Green Rmrks, HERS Ratings	LEED Level	
Green Feature Source	Builder/Builder Plan, HERS Rater	Green Remarks	Built Green New Mexico Gold Rating (40% energy savings), Blown-in cellulose insulation, R-50 ceiling and R-23, R-25 exterior walls, Anderson "100" dual pane Low-E windows, Energy Star appliances

Additional Photos

Presented By: Dianne McKenzie - Cell: (505) 603-9300

Featured properties may not be listed by the office/agent presenting this brochure. All information herein has not been verified and is not guaranteed.